

**PLANNING & DEVELOPMENT SERVICES DEPARTMENT REPORT FOR  
PLANNING APPLICATION PA00-0157**

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**DATE:** July 5, 2001

**TO:** Orange County Zoning Administrator

**FROM:** Current Planning Services Division

**SUBJECT:** Public Hearing on Planning Application PA00-0157 for Prentice School

**PROPOSAL:** PA00-0157 is proposed as an Amendment to Planning Application PA99-0063 to modify existing conditions of approval # 26 and # 35. The modifications, if approved, would grant an extension of time for two existing modular buildings for use as a support activities classroom and an administrative support office for the existing K-8 private school, Prentice School. The application proposes to relocate the modular buildings to an area on the school site adjacent to Fairhaven. Included are plans for increased landscape improvements adjacent to Fairhaven.

**LOCATION:** 18341 Lassen Drive, Santa Ana – (District 3)

**APPLICANT:** Prentice School, Debra Jarvis – Property Owner  
Chris Taylor, Taylor Consulting – Agent

**STAFF CONTACT:** Chad Brown, Project Manager  
Phone: (714) 834-5159 FAX: (714) 834-4652

**SYNOPSIS:** Current Planning Services Division recommends Zoning Administrator approval of PA 00-0157 subject to findings and conditions.

**BACKGROUND:**

The proposed project is an amendment to Planning Application PA99-0063 to modify language within existing conditions of approval to allow the relocation, and; extension of time for two modular support structures accessory to Prentice School. The modular buildings currently exist within the school site. Originally, Use Permit 92-014P permitted the establishment of a specialized, private school in an existing, neighborhood elementary school located in the North Tustin area. The site, formally Del Norte Elementary School, is zoned 100-E4 “small estates” which permits educational institutions. The 6.18-acre project site contains an administrative building, classrooms, a library building, a kindergarten building (1 classroom) and a play field, and an academic support building. Planning Application PA99-0063 established a master site plan to address phased improvements to enhance facilities and operational characteristics of the existing campus site. The improvements were approved for construction over four (4) phases, and construction is currently in Phase III. This amendment will not add any classrooms to the site nor increase the maximum permitted student enrollment of 300 students.

Prentice School is a non-profit organization that serves students with language disabilities, offering specialized instruction for children in grades K through 8. The private school was approved with a maximum enrollment of 300 students (based on a maximum of 17 classrooms, 15 students per class). The

school day begins at approximately 7:00 a.m. and ends at 5:00 p.m.; instruction occurs between the hours of 8:00 a.m. and 3:00 p.m., Monday through Friday.

In 1998, Prentice School applied to amend Use Permit UP92-014P, with Planning Application PA98-0073. NTAC downsized the project to limit it to two modular buildings (same two modular buildings that are the subject of the current application), a shade structure, and a trash enclosure. On July 16, 1998, the Zoning Administrator approved PA98-0073 as amended by NTAC.

Planning application PA 99-0063 restated the limited and temporary improvements approved in 1998 as a part of the master phasing plan, and created the schools master site plan that included additions to the library and administration building, construction of a new single-story academic support building, conceptual plans for a large multi-purpose building, and a master landscape plan.

The current application proposes to relocate the modular buildings adjacent to Fairhaven and extend the length of time that the modular structures may remain on the school site as ancillary space.

#### **SURROUNDING LAND USE:**

The project is located within an existing residential neighborhood. The site, formally Del Norte Elementary school, is zoned 100-E4 “small estates” District. In 1992 the Orange County Planning Commission approved Use Permit UP92-014P for the establishment of Prentice School. The following table provides the surrounding zoning and land use information:

<b>Direction</b>	<b>Zoning</b>	<b>Existing Land Use</b>
Project Site	100-E4 “small estates”	Prentice School
North	City of Orange	Existing Single-Family Residential
South	100-E4 “small estates”	Existing Single-Family Residential
East	100-E4 “small estates”	Existing Single-Family Residential
West	100-E4 “small estates”	Parcel 1 – Vacant athletic field (Future Church Site) and Residential beyond

#### **REFERRAL FOR COMMENT AND PUBLIC NOTICE:**

A Notice of Hearing was mailed to all owners of record within 300 feet of the subject site. Additionally, a notice was posted at the site, at the 300 N. Flower Building and as required by established public hearing posting procedures. A copy of the planning application and a copy of the proposed site plan were distributed for review and comment to five (5) County Divisions and North Tustin Advisory Committee.

NTAC conducted a series of three public meetings on this proposed revision to conditions. During the final NTAC meeting held on April 18, 2001 the advisory committee conditionally approved the relocation and extension of time for the placement of the two modular buildings for Prentice School unanimously 7-0. They recommended the following revisions to conditions of approval #26 and #35 as follows:

- (#26) REMOVAL OF TEMPORARY STRUCTURES – Prior to the issuance of certificates of use and occupancy for the gymnasium (Phase IV improvements) or the date that is seven (7) years from approval of PA00-0157, whichever is earlier, the applicant shall remove the two temporary support structures from the project site to the satisfaction of the Manager, Current Planning.
- (#35) EXTENSION OF TIME – The relocatable buildings approved under PA 98-0073 may remain on site pursuant to the requirements of Condition #26 above. Any request for an extension of time beyond the requirements of Condition #26 above shall be required to comply with the requirements of and be approved through a public hearing, including notifying all property owners within 300 feet of the project site.
- Approval of the move of the two trailers to the locations per previously submitted plan dated 1-29-01 by Klugler Kolin Architects;
- Approval of the design renderings shown to NTAC (April 18, 2001);
- Plant materials designated as 10-gallon materials at each trellis post and that the pear trees would be installed in a balanced fashion between the chain link fence on Fairhaven and the structures.

As of the writing of this staff report, no comments raising issues with the project have been received from other County divisions by staff.

#### **CEQA COMPLIANCE:**

There were two Addendums to Negative Declaration No. IS92069 prepared per the provisions of CEQA. Addendum PA99-0063, for the master site plan for Prentice School, and, Addendum PA 98-0073, which originally established the two portable modular buildings on the school site. Both of these applications included the modular buildings as a part of the permits. These Addendums were found adequate to satisfy the requirements of CEQA by the decision-maker with the approval of both previous actions. This project does not materially change provisions of the previous approvals. A recommended finding for this purpose is found in Attachment A.

#### **DISCUSSION/ANALYSIS:**

The original placement of the two temporary modular buildings was approved through a previous approval, PA 98-0073. That application approved the placement of two temporary relocatable academic support buildings for up to four (4) years. That application also included a shade structure and a brick trash enclosure. The improvements were illustrated as Phase I within the master site plan approved for the school site in Planning Application PA 99-0063, and currently existing on the project site.

Each academic support relocatable building is approximately 1,400 square feet and provides floor area to support extracurricular activities such as drama, music, special educational needs and administrative support space. Within the approved master plan, PA 99-0063, the temporary support buildings were to be removed upon the implementation of Phase III construction improvements, a permanent academic support building. A condition of approval was included to require the removal of the temporary support structures upon implementation of Phase III improvements. Phase III improvements are nearly completed and the school is requesting to relocate the two modular buildings adjacent to Fairhaven and to extend the time that the modular buildings may remain on the site by amending two existing conditions of approval, number 26 and 35 of PA 99-0063.

The new proposed location for the modular buildings to be used for support services related to the school is adjacent to Fairhaven on the north side of the school property. The buildings are proposed to be a minimum of 25 feet from the north property line (Fairhaven right of way) and centrally located from the east and west property lines (150 feet and greater). Existing homes are across Fairhaven, however, none of the adjacent homes front Fairhaven.

The modular buildings are proposed to be painted to match the color scheme of the school improvements. The main bodies of the modular buildings are proposed to be painted an earthen tan color, High Noon SP2550. The base accents of the modular buildings and the trellis landscape structures are proposed to be painted a slightly darker tan color, Earth's Edge DE 3194. The window trims of the modular structures are proposed to be painted a shade of blue, Electric Ray DE 3110(A). Colored renderings are included within Exhibit 3.

#### Landscaping Plan for Relocated Modular Buildings

This application to relocate the modular buildings currently existing at the site includes additional landscaping and enhancements between the buildings and Fairhaven. The landscaping is in addition to the master landscape plan improvements approved as a part of the master site plan. Landscaping improvements at the modular buildings include installation of three freestanding trellis structures between the modular buildings and Fairhaven. Two trellis structures adjacent to the east modular and one adjacent to the west modular. Each trellis is shown to be 12 feet long and 5 feet wide, approximately 5 feet from each modular building. A 15-gallon Bougainvillea shrub is proposed to be planted at the front elevation of each support post, two per trellis for a total of 6 additional shrubs. In addition, three evergreen pear trees are proposed to be placed in a balanced fashion between each modular building and Fairhaven. The proposed landscaping improvements are in direct response to the NTAC recommendation for approval and recommended improvements.

Although the modular buildings are not permanent structures the establishment of the modular buildings for up to seven years warrants these improvements to soften the interface to Fairhaven and the adjacent residential properties to the north.

#### Extension of Time

As discussed above, the modular buildings on the school site are currently conditioned to be removed upon the completion of Phase III improvements. However, due to the schools expressed need for continued use of the modular space to facilitate academic support services and classroom space, the applicant requests to relocate and extend the time allowed for continued use of the modular buildings. As discussed in detail in earlier sections of this report, NTAC reviewed and recommended approval of the proposed request following a series of community based hearings from February to April. Staff concurs with the discussion and recommendation from NTAC.

All conditions of approval of PA 99-0063 will remain applicable to the school site and operation characteristics, with the exception of condition # 26 and # 35, which are amended as follows:

- (#26) REMOVAL OF TEMPORARY STRUCTURES – Prior to the issuance of certificates of use and occupancy for the gymnasium (Phase IV improvements) or the date that is seven (7) years from approval of PA00-0157 (July 5, 2008), whichever is earlier, the applicant shall remove the two

temporary support structures from the project site to the satisfaction of the Manager, Current Planning.

- (#35) EXTENSION OF TIME – The relocatable buildings approved under PA 98-0073 may remain on site pursuant to the requirements of Condition #26 above. Any request for an extension of time beyond the requirements of Condition #26 above shall be required to comply with the requirements of and be approved through a public hearing, including notifying all property owners within 300 feet of the project site.

In addition, this application carries additional recommended conditions of approval relative to this specific application that are included within Appendix B for consideration.

### **RECOMMENDED ACTION:**

Current Planning Services Division recommends the Zoning Administrator:

- a. Receive staff presentation and public testimony as appropriate; and,
- b. Approve Planning Application PA 00-0157 for amendment to the master site plan conditions of approval and relocation of two modular ancillary buildings for Prentice School, subject to the attached Findings and Conditions of Approval.

Respectfully submitted

Chad Brown, Chief,  
Site Planning Section / CPSD

### **ATTACHMENTS:**

Appendix A. Recommended Findings  
Appendix B. Recommended Conditions of Approval

### **EXHIBITS:**

1. Applicant's Letter of Explanation
2. Minutes from NTAC meetings; April 18, 2001
3. Project Plans and Fairhaven Elevation Renderings

### **APPEAL PROCEDURE**

Any interested person may appeal the decision of the Zoning Administrator on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.